Thornton Creek Water Quality Channel
Design Parameters to Guide South Lot Coordination

DRAFT
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➢ Goals

1. Improve stormwater entering Thornton Creek by enhancing water quality, and slowing down and infiltrating flows from smaller frequent storms.

2. Provide a safe and pleasing public open space that fits well with the Northgate Commons and surrounding streetscapes. Provide pedestrian connections through the site at key locations, native landscaping and year-round flowing water.

➢ Objectives

Channel

- Maximize stormwater improvement within channel area, while providing a beautiful water feature with native plant habitat and channel improvements appropriate to stormwater functions and urban setting.

- Maintain or increase the channel area as specified in the Council-approved Hybrid alternative concept and water quality study. Maintain 24-foot minimum channel width.

- Locate weirs and sediment cells to improve drainage function, and if possible to provide additional aesthetic benefits.

Circulation

- Provide a primary NE to SW pedestrian path that will allow light maintenance vehicles access to the channel throughout the site

- Provide ADA accessibility on primary NE to SW pedestrian path (preferred 5% slope or less).

- Maximize sun exposure to pedestrian access areas including paths and nodes.

- Minimize the use of handrail requirements through the use of grading and vegetation.

- Provide secondary paths as appropriate to connect the primary pedestrian path to 5th Avenue and 100th Street and publicly accessible corridors in the adjacent development that lead to 103rd Street and 3rd Avenue.

- Evaluate additional internal secondary paths to provide maintenance access or site exploration.

- Provide vactor access and staging area for sediment cell maintenance..

Site Design

- **Slopes:** Preferred maximum slopes of 2.5:1 and retaining wall heights of 4-feet or less. Maximum allowable slopes of 2:1 and maximum eight-foot high retaining walls. Slopes and retaining walls subject to geo-technical and structural engineer evaluation before final approval.

- **View Corridors:** Provide view corridors through the use of grading and vegetation that maintain visibility of paths from surrounding street sidewalks to ensure safety and scenery.

- **Landscape:** Utilize a variety of native and northwest thriving plants that provides for wildlife (songbird) habitat and is adaptable to an urban setting. Explore planting designs that recognize both formal, higher-maintenance zones and more informal lower maintenance zones.

- **Art**: Incorporate art and artistically modified elements, which enhance site aesthetics and illustrate the water quality and open space functions of the project. Artwork will demonstrate principles and goals of the Northgate Art Plan.

- **Amenities:** Incorporate key amenities (lighting, benches, signage) to ensure safe and pleasant walking and exploratory experience for the public.

- **Paving.** Minimize paving throughout the site. All paving should be pervious to the extent feasible.

- **Property Boundaries.** Establish easements and setbacks to maintain or enhance open space function.

- **Budget:** Design and construct project under Council-approved budget.